## To Let 100 – 5,000 sq ft Serviced Office Birchin Court, 20 Birchin Lane, London, EC3V 9DU



### Location:

Situated in the Heart of the City of London at just a stones throw away from the Bank of England.

- Bank 1 minute walk
- Moorgate 7 minute walk
- Cannon Street 8 minute walk
- Tower Hill 10 minute walk
- London Bridge 10 minute walk
- Liverpool Street 5 minute walk





Ed Moore t: 020 7367 5393 e: emoore@matthews-goodman.co.uk



### Amenities:

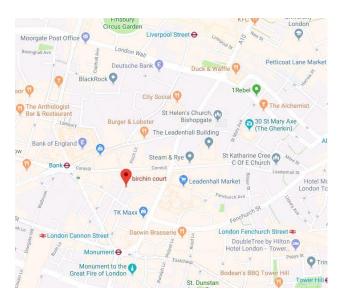
- From £750 plus VAT per w/s PCM
- Office decorated to suit you
- Meeting rooms with interactive TV technology
- Keyless entry with top of the range security cards
- Refreshment zones and break-out areas
- CAT6 cabling
- 1GB primary and backup internet lines
- In-house IT support

Floor	Room	Workstations
	No	Available
3 <sup>rd</sup>	306	4
3 <sup>rd</sup>	313	5
3 <sup>rd</sup>	323	6
1 <sup>st</sup>	119-124	50
1 <sup>st</sup>	110	6



Harry Whitaker t: 020 7747 3120 e: hwhitaker@matthews-goodman.co.uk

# To Let 100 – 5,000 sq ft Serviced Office Birchin Court, 20 Birchin Lane, London, EC3V 9DU







#### DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending nucleaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015, Office space has been measured to IPMS 3 - Office, unless otherwise stated. 8) Date of Publication: January 2019



